

1 **BY COUNCILMAN EVANS (Case No. PUD-2-14)**

2
3 **CITY OF CENTRAL**
4 **PROPOSED ORDINANCE NO. 2014 -**

5
6 TO GRANT A CONDITIONAL USE PERMIT FOR THE
7 PRELIMINARY PLAN FOR THE PROPOSED PLANNED
8 UNIT DEVELOPMENT: CYPRESS LAKES ESTATES,
9 LOCATED AT THE SOUTHWEST CORNER OF THE
10 SULLIVAN ROAD AND SPARKLE ROAD INTERSECTION
11 ON TRACTS B-1, C, D, E-1 AND E-2 AND TO PROVIDE FOR
12 RELATED MATTERS
13

14
15 WHEREAS, the 32.8 acre tract of land for the proposed Planned Unit Development:
16 Cypress Lakes Estates is zoned R-2 according to the Official Zoning Map of the City of Central
17 dated June 24, 2014, and is consistent with the City of Central Master Land Use Plan;
18

19 WHEREAS, the proposed Planned Unit Development is a residential development
20 consistent with the regulations of the R-2 Zoning District and meets the minimum requirements
21 for a Planned Unit Development
22

23 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of
24 Louisiana as follows:
25

26 **Section 1.** The Council for the City of Central hereby grants a Conditional Use Permit for the
27 Preliminary Plan for the proposed Planned Unit Development: Cypress Lakes Estates, located at
28 the southwest corner of the Sullivan Road and Sparkle Road intersection on Tracts B-1, C, D, E-
29 1, and E-2 in accordance with the attached Preliminary Plan prepared by GWS Engineering
30 dated October 31, 2014 (Exhibit A) and subject to the following conditions:
31

- 32 a. A 20' asphalt driveway shall be constructed by the developer to the property line of the
33 adjacent park owned by the Recreation and Park Commission for the Parish of East
34 Baton Rouge (BREC).
35 b. Sparkle Drive shall be improved to standards from Sullivan Rd to Sully Drive
36 c. Sidewalks along streets within the development shall be installed prior to signature of
37 the final plat.
38 d. The southern street connection to Sullivan Road will be right-in/right-out only with no
39 median break on Sullivan Road.
40 e. Streets within the development shall meet all requirements set forth in the
41 Neighborhood Yield street section of Appendix J of the Code of Ordinances for the
42 City of Central.
43

44 **Section 2. Severability.** If any section, subsection, sentence, clause or provision of this
45 Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of
46 invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the

1 part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of
2 invalidity and shall remain in force and effect.

3
4 **Section 3. Effective Date.** This Ordinance shall be effective upon publication.

5
6 Approved by the Zoning Commission on November 20, 2014.

7
8 Introduced before the Council on December 9, 2014.

9
10 This Ordinance having been submitted to a vote, the vote thereon was as follows:

11
12 For:

13 Against:

14 Absent:

15
16 Adopted the ____ day of ____, 2015.

17
18 Signed the ____ day of ____, 2015.

19
20 Delivered to the Mayor on the ____ day of ____, 2015.

21
22
23 _____
24 Mark Miley, City Clerk

25
26 Approved:

27
28 _____
29 I.M. Shelton, Jr. Mayor

30
31 Received from Mayor on the ____ day of ____, 2015:

32
33 _____
34 Mark Miley, City Clerk

35
36 Adopted Ordinance published in The Advocate on the ____ day of ____, 2015.